

LOT 30
IN OR 2348/1792
EGAN'S BLUFF # 1 PB 5/93

EHRMAN FAY M & ROBERT B L/E/
1941 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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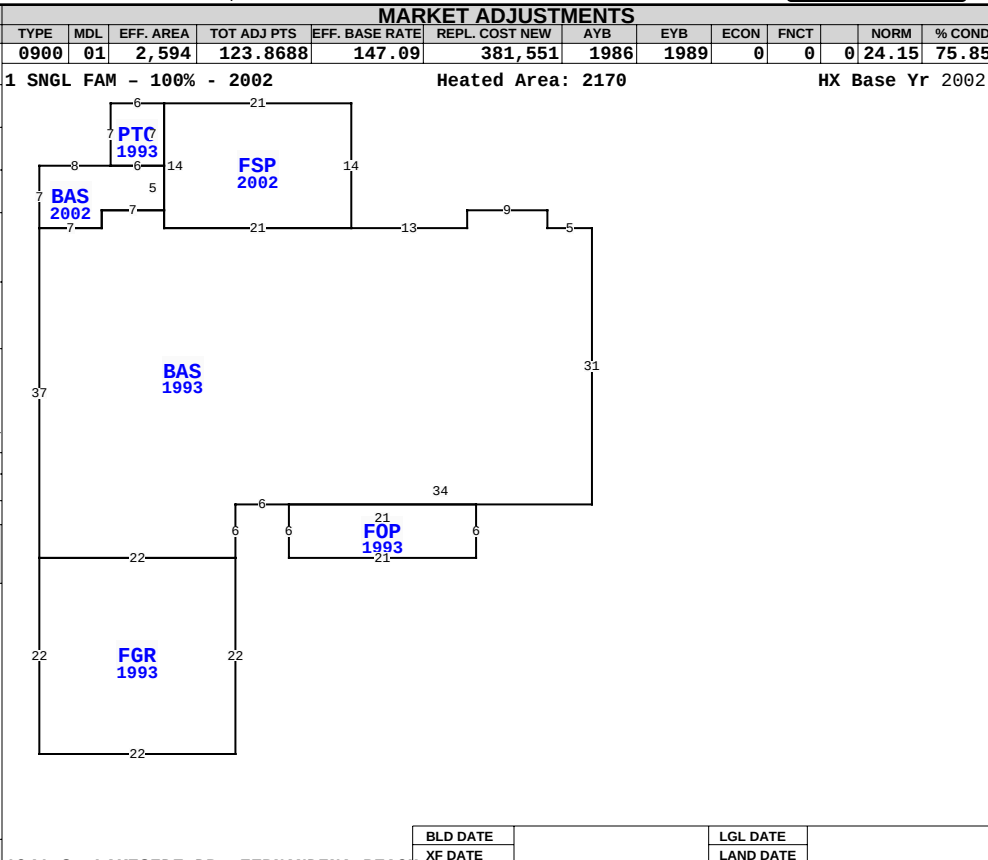
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	232,731
BAS	84	100	84	9,372
FGR	484	55	266	29,677
FOP	126	30	38	4,239
FSP	294	40	118	13,165
PTO	42	5	2	223

TOTALS	3,116		2,594	289,406
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00
2	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
4	0475	VF 4 SBPL	0	100	0	0	47.00	LF	14.00
5	0469	VF LATTIC	0	100	0	0	47.00	SF	5.50
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	08/22/2019	BY	DJA
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TOTAL OB/XF 7,743														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00	4.00	100	1986	1986	3
2	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00	4.00	100	1986	1986	3
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3
4	0475	VF 4 SBPL	0	100	0	0	47.00	LF	14.00	14.00	100	2002	2002	3
5	0469	VF LATTIC	0	100	0	0	47.00	SF	5.50	5.50	100	2002	2002	3
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3

TOTAL OB/XF 7,743														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		289,406	
TOTAL MARKET OB/XF VALUE		7,743	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		477,149	
SOH/AGL Deduction		201,168	
ASSESSED VALUE		275,981	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		225,981	
TOTAL JUST VALUE		477,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209781	NEW CONSTR	2,600	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/681	4/27/2023	LE U	I	I	11	100
GRANTOR: EHRMAN FAY M & ROBERT						
GRANTEE: SANTORE COURTNEY L						
2348/1792	3/18/2020	LE U	I	I	11	100
GRANTOR: EHRMAN FAY M & ROBERT						
GRANTEE: MOORE PATRCIA A & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N2 W9 S2 W13 FSP=[YR=2002] N14 W21 PTO=[YR=1993] W6 S7 BAS=[YR=2002] W8 S7 E7 N2 E7 N5 W6 \$ E6 N7 \$ S14 E21 \$ W21 N2 W7 S2 W7 S37 FGR=[YR=1993] S22 E22 N22 W22 \$ E22 N6 E6 FOP=[YR=1993] S6 E21 N6 W21 \$ E34 N31 \$.									